145.0	0006	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	732,300 / 732,300
					USE VALUE:	732,300 / 732,300
					ASSESSED:	732,300 / 732,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
123		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILSON NIGEL HENRY MOIR/ TRS
Owner 2:	MARIA WILSON REVOCABLE TRUST
Owner 3:	
Street 1:	123 HIGH HAITH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MATTHEWS JULIA & -
Owner 2:	SMITH WILLIAM J -
Street 1:	123 HIGH HAITH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .109 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Wood Shingle Exterior and 1768 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4762.000	282,000		450,300	732,300
Total Card	0.109	282,000		450,300	732,300
Total Parcel	0.109	282,000		450,300	732,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.20 /Parcel: 414.20

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 95408

GIS Ref

GIS Ref

Insp Date 10/01/18

!11369!

PREVIOUS ASSESSMENT

Parcel ID 145.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	282,000	0	4,762.	450,300	732,300		Year end	12/23/2021
2021	101	FV	272,700	0	4,762.	450,300	723,000		Year End Roll	12/10/2020
2020	101	FV	272,700	0	4,762.	450,300	723,000	723,000	Year End Roll	12/18/2019
2019	101	FV	232,700	0	4,762.	422,100	654,800	654,800	Year End Roll	1/3/2019
2018	101	FV	232,200	0	4,762.	349,000	581,200	581,200	Year End Roll	12/20/2017
2017	101	FV	232,200	0	4,762.	320,800	553,000	553,000	Year End Roll	1/3/2017
2016	101	FV	232,200	0	4,762.	292,700	524,900	524,900	Year End	1/4/2016
2015	101	FV	218,200	0	4,762.	287,100	505,300	505,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:24:17

LAST REV

Date	Time
07/06/21	10:11:57
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11369

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATTHEWS JULIA	77100-289	1	3/1/2021		839,000	No	No		
SIMONET LUKE B,	61731-364		5/2/2013		492,500	No	No		
OCEGUEDA MARISS	54265-314		2/4/2010		490,000	No	No		
OCEGUEDA MARISS	48547-99		11/24/2006	Family	1	No	No		
JOHNSON LARISON	42128-517		2/27/2004		423,900	No	No		
STRAUSS NONA	28611-258		5/22/1998		262,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/1993	480		3,000					6X7 DORMER 2ND FLO

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2021	SQ Returned	JO	Jenny O
6/23/2021	SQ Mailed	MM	Mary M
10/1/2018	Meas/Inspect	HS	Hanne S
11/25/2008	Meas/Inspect	163	PATRIOT
6/5/2004	MLS	MM	Mary M
1/22/2000	Inspected	263	PATRIOT
12/7/1999	Mailer Sent		
11/16/1999	Measured	263	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	95408
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4762		Sq. Ft.	Site		0	80.	1.18	9									450,287						450,300	

Total AC/HA:	0.10932	Total SF/SM:	4762	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	450,287	Spl Credit		Total:	450,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	94121
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	346437
Depreciation:	64437
Depreciated Total:	282000

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2008
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

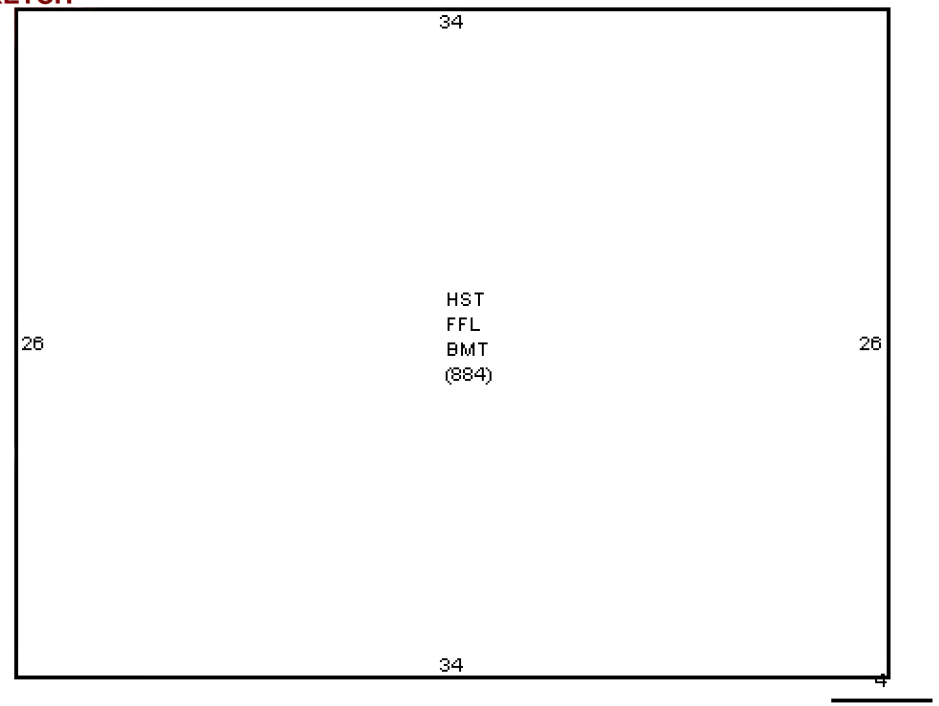
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.49
Special Features:	0	Val/Su Net:	127.60
Final Total:	282000	Val/Su SzAd	212.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	884	62.700	55,425
FFL	First Floor	884	148.490	131,261
HST	Half Story	442	148.490	65,630
	Net Sketched Area:	2,210	Total:	252,316
Size Ad	1326	Gross Area	2652	FinArea 1768

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc